

ATTACHMENT J.11

CMC RFP Frequently Asked Questions

CMC RFP Questions and Answers

Question	Answer
1. Building Name and address.	River Terrace Special Education Center 420 34 th street NE Washington DC
2. What is the building gross Sq. Ft.	77,864 Gross
3. What type HVAC system is used at this site?	See Selection below
Low Pressure Steam boilers with through the wall A/C units or window units	N/A
Hot Water Boilers with through the wall or window units for A/C	N/A
Two pipe system with chillers, boilers, air handlers / fan coil units and cooling towers	N/A
Four pipe system with chillers, boilers, air handlers / fan coil units and cooling towers	N/A
Water source heat pumps with boilers and cooling towers	N/A
Variable flow refrigerant systems with dedicated outside air units	Yes
Air to Air split systems heat pumps or split system A/C with electric heat	Yes
Geo-thermal systems	N/A
4. Number of chillers and their capacity and type	N/A
5. Number of boilers and their capacity and type	N/A
6. Number of cooling towers and their type	N/A
7. Domestic water heating system type and capacity.	Gas Fired Lochinvar with two recirculation pumps
8. Does the domestic hot water system utilize passive solar collectors?	No
9. Emergency generator types, make and capacity?	See Drawings
10. How many emergency power transfer switches are on this site?	See Drawings
11. Who provides the fuel for the emergency generator?	Initially DGS, to be topped off by CMC contractor.
12. Are there Fire Pumps at this facility and what is their capacity?	Yes
13. Will the CMC be responsible for Fire alarm system testing?	Yes
Number of audible and strobes	See Drawings

devices?	
Number of initiating devices?	See Drawings
Number of smoke control fans?	See Drawings
14. Wet Sprinkler system. Number of zones or risers?	Yes. See drawings for risers
15. Dry Pipe sprinklers system. Number of dry pipe valves?	See Drawings
16. Will the CMC be responsible for kitchen hood systems? How many?	Yes See equipment list
17. Are there ansul or cardox fire suppression hood systems?	Yes
18. Are there any pre-action dry pipe systems on site?	No
19. Will the CMC be responsible Cafeteria equipment?	Yes
What amperage and voltage is the main electrical switch gear? How many?	See Electrical drawings
20. Will the CMC be responsible for swimming pool and equipment? How many pools and pool size?	Yes
21. Will a full time certified pool operator be required during pool operating hours?	Yes
22. Will the CMC be responsible for UPS system maintenance? If so what is the make and capacity?	See Electrical drawings
23. Does the UPS utilize wet or dry battery backup?	See Drawings
24. Will the CMC be responsible for window cleaning?	Yes
25. Are there roof anchors for window cleaning?	Yes
26. Will the CMC be responsible for a green roof? How many Sq. Ft?	No
27. Will the CMC be responsible for structural repairs?	Yes
28. Will the CMC be responsible for sidewalk and parking lot repairs?	Yes
29. Will the CMC be responsible for exterior lighting repairs?	Yes
30. Will the CMC be responsible for Track and Field, stadium structures and bleachers?	N/A
31. Who is the installer of the Track and Field?	N/A

32. Who is the installer of the score boards?	N/A
33. Who is the installer of the swimming pools	N/A
34. Can a CMC staff member become certified to manage the pools?	N/A
35. Will the CMC be required to staff the building and pools on weekends and holidays?	No
36. Will the CMC handle landscaping?	Yes
37. Will DGS provide electronic and hard copies of landscaping drawings?	Yes
38. Will DGS provide electronic and hard copied of architectural, civil, mechanical, plumbing and electrical drawings?	Yes
39. Will the CMC be required to service and maintain lab fume hoods?	N/A
40. Will the CMC be responsible for all snow removal?	Yes
41. Will the CMC be responsible for shop equipment such as automotive, carpentry, electrical or metal shop equipment?	N/A
42. Will the CMC be responsible for exterior irrigation systems?	Yes
43. Who is the installer of the exterior irrigation system?	N/A
44. Will the CMC be responsible for rain water cistern systems?	N/A
45. Who is the installer of the cistern system?	N/A
46. Will the CMC be responsible for gray water systems?	N/A
47. Will the CMC be responsible for any retention ponds?	Yes, an underground retention tank
48. Who is the installer of the gray water system?	N/A
49. Will the CMC handle all recycling and trash removal?	Yes
50. How many waste generators are there at this site?	One
51. How many elevators are at this site? Provide make and type (hydraulic or	See Drawings

hoist types)	
52. Will the CMC be responsible for fire extinguishers inspections? How many fire extinguishers are there at this site?	Yes
53. Will the CMC be responsible for Pest Control?	Yes
54. Will the CMC provide janitorial services?	No
55. How many back flow preventers are at this site?	See Drawings
56. How many pressure vessels are at this site?	See Drawings
57. Are there any warranties on equipment at this site? If so, from who and on what equipment or assets?	Yes, the building is new
58. What type of building automation systems is used on site?	DDC
59. Does the building have a lighting control system?	No
60. Does the site use day light harvesting systems?	No
61. Will the CMC be responsible for HVAC system water treatment?	N/A
62. Does DGS provide a scope for water treatment such as chemicals used and the level of each chemical in the system?	N/A
63. Does the CMC maintain any loading dock levelers or other lift systems at this site?	N/A
64. What is the expected contract start date?	February 1, 2016
65. Will the CMC be required to do infra- red testing of the building electrical systems? If so, how often?	Yes
66. Will the CMC be required to do Eddy Current Tests? How often	N/A
67. If equipment of any type is added to the CMC responsibility, will DGS adjust the contract price to accommodate the change?	Yes

68. What is the repair reimbursable deductible amount on this contract?	\$0.00
69. Will the contractor staff be provided parking?	Yes
70. Are there any underground or above ground fuel oil tanks?	No
71. Will the CMC be responsible for roll up doors? If so, how many?	Yes

ATTACHMENT J.12

River Terrace Special Education Center Construction Drawings Weblink

Weblink to Construction Drawings

<https://www.dropbox.com/sh/vi0u7nwjmkswk8t/AAAQIQAYp7L4kXVTtTT9mK5ha?dl=0>

The screenshot shows a Dropbox interface for a folder named "Addendum 3 - Copy". The folder contains several sub-folders and two PDF files. The folders are: 01 CIVIL, 02 STRUCTURAL, 03 ARCHITECTURE, 04 KITCHEN, 05 06 07 MPE, 08 POOL, and 10 TECHNOLOGY. The PDF files are: "CO - COVER SHEET.pdf" (64.45 KB, 9 months ago) and "INDEX B - ABBREVIATIONS AND INDEX.pdf" (332.72 KB, 9 months ago). The interface includes a "Download" button and the user's name "Adam Shrivenski" in the top right corner.

Name	Size	Modified
01 CIVIL	-	-
02 STRUCTURAL	-	-
03 ARCHITECTURE	-	-
04 KITCHEN	-	-
05 06 07 MPE	-	-
08 POOL	-	-
10 TECHNOLOGY	-	-
CO - COVER SHEET.pdf	64.45 KB	9 months ago
INDEX B - ABBREVIATIONS AND INDEX.pdf	332.72 KB	9 months ago

ATTACHMENT J.13
Past Performance Evaluation

PAST PERFORMANCE EVALUATION FORM

(Check appropriate box)

OFFEROR _____

Performance Elements	Excellent	Good	Acceptable	Poor	Unacceptable
Quality of Services/ Work					
Timeliness of Performance					
Cost Control					
Business Relations					
Customer Satisfaction					

1. Name and Title of Evaluator: _____
2. Signature of Evaluator: _____
3. Name of Organization: _____
4. Telephone Number of Evaluator: _____
E-mail address of Evaluator: _____
5. State type of service received: _____
6. State Contract Number, Amount and Period of Performance _____

7. Remarks on Excellent Performance: Provide data supporting this observation. Continue on separate sheet if needed)
8. Remarks on unacceptable performance: Provide data supporting this observation. (Continue on separate sheet if needed)

RATING GUIDELINES

Summarize Contractor performance in each of the rating areas. Assign each area a rating of 0 (Unacceptable), 1 (Poor), 2 (Acceptable), 3 (Good), 4 (Excellent), or ++ (Plus). Use the following instructions a guidance in making these evaluations.

	Quality Product/Service	Cost Control	Timeless of Performance	Business Relations
	<ul style="list-style-type: none"> -Compliance with contract requirements -Accuracy of reports -Appropriateness of personnel -Technical excellence 	<ul style="list-style-type: none"> -Within budget (over/under target costs) -Current, accurate, and complete billings -Relationship of negated costs to actual -Cost efficiencies -Change order issue 	<ul style="list-style-type: none"> -Meet Interim milestones -Reliable -Responsive to technical directions -Completed on time, including wrap-up and contract administration -No liquidated damages assessed 	<ul style="list-style-type: none"> -Effective management -Businesslike correspondence -Responsive to contract requirements -Prompt notification of contract problems -Reasonable/cooperative -Flexible -Pro-active -effective contractor recommended solutions -Effective snail/small disadvantaged business Subcontracting program
0. Zero	Nonconformances are comprises the achievement of contract requirements, despite use of Agency resources	Cost issues are comprising performance of contract requirements.	Delays are comprising the achievement of contract requirements, Despite use of Agency resources.	Response to inquiries, technical/ service/administrative issues is not effective and responsive.
1, Unacceptable	Nonconformances require major Agency resources to ensure achievement of contract requirements.	Cost issues require major Agency resources to ensure achievement of contract requirements.	Delays require major Agency resources to ensure achievement of contract requirements.	response to inquiries, technical/ service/administrative issues is marginally effective and responsive.
2. Poor	Nonconformances require minor Agency resources to ensure achievement of contract requirements.	Costs issues require minor Agency resources to ensure achievement of contract requirements.	Delays require minor Agency resources to ensure achievement of contract requirements.	Responses to inquiries, technical/ service/administrative issues is somewhat effective and responsive.
3. Acceptable	Nonconformances do not impact achievement of contract requirements.	Cost issues do not impact achievement of contract requirements.	Delays do not impact achievement of contract requirements.	Responses to inquires, technical/ service/administrative issues is usually effective and responsive.
4. Good	There are no quality problems.	There are no cost issues.	There are not delays.	Responses to inquiries, technical/ service/administrative issues is effective and responsive,
5. Excellent	The contractor has demonstrated an exceptional performance level in some or all of the above categories.			